

ORDINANCE NO. 45-731

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2003-00014

Zone change from "MF-29" Multi-family Residential to "OW" Office Warehouse on property described as:

That portion of Lot 10, Block B, Planeview Subdivision No. 2, Wichita, Kansas described as beginning at the southeasterly most corner of said Lot 10, thence N08 degrees 58'32"W, 213.70 feet; thence S81 degrees, 49'50"W, 234.71 feet; thence S08 degrees 10'10"E, 229.94 feet to the south line of said Lot 10; thence easterly, along the south line of said Lot 10, said south line being a curve to the left, having a radius of 1965 feet and through a central angle of 6 degrees 57'07", a distance of 238.42 feet to the place of beginning. Generally located north of Sunnybrook and east of Rutan.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #126:

1. The following uses shall be permitted: college or university; community assembly; day care, general; government service; library; parks and recreation; recycling collection station, public or private; safety service; utility, minor; automated teller machine; construction sales and service; office, general; post office substation; vocational school; storage, outdoor; and warehousing.
2. Construction sales and service; storage, outdoor; and warehousing shall only be permitted in association with a leasing and maintenance office for rental properties.
3. Outdoor storage shall be limited to the area that is north of the existing building, which shall be entirely enclosed by a screening fence or wall and/or the walls of structures. Items stored outdoors shall not be visible from any adjacent street nor from ground level view from any adjacent property.
4. The property shall be developed in general conformance with the landscape street yard, landscape buffering, and parking lot screening requirements of the Landscape Ordinance per a landscape plan approved by the Planning Director.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, JUNE 3, 2003.

ATTEST:

Pat Graves, City Clerk

Carlos Mayans, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney